

DEVELOPMENT CODE UPDATE PROJECT

LEGISLATIVE AMENDMENTS SUMMARY

PLEASE NOTE: The following is for illustrative purposes only.

Reference to Text Amendment Document Page Number & Line Number (i.e. 1, 2, 3) on draft text page specifying proposed amendment

TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
1	1/2	18.12.040.F.1: Main Building Height = 30 feet (R-1 zone)	Proposed for Inclusion in Table 18.06.1 – Residential Development Standards & proposed for increase to 35 feet	TBD	TBD	TBD	TBD

LEGEND FOR DRAFT TEXT AMENDMENT DOCUMENTS:

Text Type	Explanation
Plain Text	Existing Code Language shown without change to format, location or substance.
<i>Italics Text</i>	Code text that has been moved, or has changed format in some way (i.e., moved from text in a paragraph to text in a table).
Track Changes	Code text that has been changed substantively. <ul style="list-style-type: none">▪ Strike through shows deleted text.▪ <u>Underline</u> indicates new text.
[Editor’s Note:]	An explanatory note included by staff for Council review. Editor’s notes are not intended to remain with the code and will be deleted prior to Council action.

Each text amendment will be referenced with a number to assist reviewers. Staff anticipates breaking down the text amendments by different designations such as “Global” to indicate a new format change or “Chapter” to indicate a chapter change or “Specific Text” to indicate a specific text change.

TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
0	2	NA	Title 17 Table of Contents. The TOC summarizes the movement of existing chapters and notes which chapter are new.				
1	3/1-4/3	None/ACC 17.00	Propose a new "User's Guide" (ACC 17.00) for Subdivision Code.				
2	4/21	ACC 17.02.010/ ACC 17.02.010	Minor edit to language in Short Title subsection to reduce redundancy.				
3	4/37 and 5/6	ACC 17.02.030/ACC 17.02.030	Minor edits proposed to the Purpose section of code.				
4	5/24-25	ACC 17.02.050/ ACC 17.02.050	Propose elimination of Subsection D. Lot line adjustments are not an exception and must comply with Chapter 17.06.				
5	5/28-31	ACC 17.02.060/ ACC 17.02.060	Updates name of department and eliminates redundant repetition of full department name later in paragraph.				
5	5/37-6/25	New section – replaces detailed application requirements of ACC 17.06.020, ACC 17.10.010, ACC 17.14.030, ACC 17.14.040, ACC 17.14.040, and ACC 17.16.020/ACC 17.02.065	New generic application submittal section replaces lengthy and detailed application submittal lists from other sections of code. Allows City to change the detailed requirements of subdivision applications administratively.				
6	6/36-7/48	ACC 17.24.040/ACC 17.02.090	Moved amendments section to General Provisions. Moved this section from end of amendment section to front since it covers initiation of an amendment.				
7	9/18-19	ACC 17.04.090/ACC 17.04.090	Minor edits to definition of "Application".				
8	9/28-30	None/ACC 17.04.055	Propose new definition of Boundary Line Elimination to go with new code section (ACC 17.08).				
9	8/33-34	ACC 17.04.120/ ACC 17.04.120	Add clarifying language to definition of "Department."				

TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
11	10/22-25	ACC 17.04.140/ ACC 17.04.140	Made definition of “Director” into cross-reference to “Planning director”. Moved basic content to new ACC 17.04.265. Propose universal change to “Planning Director” term.				
12	10/40-11/2	ACC 17.04.180/ACC 17.04.180	Minor edits to definition of “Improvements.”				
13	11/12	ACC 17.04.200/ACC 17.04.200	Added clarification to definition of “Lot”. RCW 58.17.020(9) includes terms parcel and tract in definition of lot.				
14	11/24-25	None/ACC 17.04.215	Add a new definition for “Lot Line Elimination” – make a cross-reference to boundary line elimination definition.				
15	12/3-7	None/ACC 17.04.285	Received request to define parcel. However, parcel is included in definition of “lot” in RCW 58.17. May revisit and make a distinct definition, if needed.				
16	12/20-22	None/ACC 17.04.265	Moved basic content of old “Director” definition to this location. Propose using the term “Planning Director” instead of “Director” for clarity.				
13	12/14-15	ACC 17.04.250/ ACC 17.04.250	Add clarifying language to definition of “Planning agency.”				
	13/1-4	ACC 17.04.310/ACC 17.04.310	Propose eliminating term not used in Title 17.				
	13/19-20 and 25-26	ACC 17.04.350/same	Minor edits to definition of “Street, half” and “Street, private”				
	13/40-41	None/ACC 17.04.385	Request for definition of “tract.” This is defined in RCW 58.17 as part of a lot. But, may revisit this definition and make distinct if needed.				
	12/15 – 14/43	ACC 17.16/ACC 17.06	Moved entire Boundary Line Adjustment section of code from ACC 17.16 to ACC 17.06. More logical location in Subdivision Code.				
	14/26	ACC 17.16.005/ACC 17.06.005	Added additional WAC reference per staff request.				
15	15/1 – 16/21	ACC 17.16.020/ ACC 17.16.020	Details of application requirement proposed for removal in favor of general application requirements of ACC 17.02.065. Includes cross-reference to new application section.				

TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
	17/1-18/16	None/ACC 17.08	Created a new Chapter of subdivision code to address boundary line eliminations.				
	19 – 25	ACC 17.14/ACC 17.09	Moved Short Plat requirements chapter from ACC 17.14 to ACC 17.09 for more logical placement prior to preliminary plat.				
	19/36-21/33	ACC 17.14.030-17.14.040/ACC 17.09.030-17.09.040	Proposed reducing application requirement to cross-reference to new section ACC 17.02.065. Three sections included in this proposal.				
	25-33	ACC 17.06/ACC 17.10	Moved preliminary plat requirements chapter from ACC 17.06 to ACC 17.10 for more logical placement in code.				
	26/1-29/24	ACC 17.06.020, ACC 17.14.030, ACC 17.14.035/None	Combined application/submittal sections for preliminary plats and short plats, and survey requirements into one section. But recommend elimination of all three sections with reference to ACC 17.02.065.				
	29/25-30/10	ACC 17.05.030/ACC 17.10.030	Minor edits suggested for clarity (in terms of who does mailing). Also noted staff comment on potential to make reference to all public hearing information in Title 14.				
	30/12-13	ACC 17.06.040/ACC 17.10.040	Minor edits for clarity to Administrative review section.				
	31/4-6	ACC 17.06.060/None	Deleted previously repealed section on City council action.				
	32/3-32/33	ACC 17.06.100/ ACC 17.10.100	Moved adjustments of an approved preliminary plat to ACC 17.10.100 and added language for criteria related to minor adjustments, and further definition related to major adjustments.				
	32/1-39/40	ACC 17.10/ACC 17.12	Moved Final Plat chapter from ACC 17.10 to ACC 17.12				
	32/15-37/28	ACC 17.10.010/ ACC 17.12.010	Remove detail from application section. Application section to be a cross-reference to new generic application section in ACC 17.02.065. Detail of Final plat application can be determined administratively.				
42	40/1-48/62	ACC 17.12, and ACC 17.08/ACC 17.14	Moved and combined ACC Chapter 17.12 Subdivision Improvements and ACC 17.08 Improvement Methods to new ACC 17.14.				

TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCDC/PC Comments	Summary of PC Recommendations	Summary of PCD Comm. Recommendations	Summary of PW Comm. Recommendations
43	40/38-41/15	ACC 17.12.010/ACC 17.14.005	Moved Plan preparation, submittal and approval from ACC 17.12.010 to ACC 17.14.005				
44	41/16-42/28	ACC 17.08.010/ ACC 17.14.010	Moved Improvement methods from ACC 17.08.010 to ACC 17.14.010				
45	42/29-42/39	ACC 17.08.020/ ACC 17.14.015	Moved City engineer's certificate of improvements to from ACC 17.08.020 to ACC 17.14.015.				
46	42/40-48/62	ACC 17.12.020 through 17.12.280/ ACC 17.14.020 through 17.14.280	Remainder of chapter is moved straight from ACC 17.12 to ACC 17.14.				
62	49/1-30	None/ACC 17.16	Created a new chapter in Title 17 for planning requirements and other studies. New chapter includes requirement for neighborhood circulation plan.				
63	50/1-51/5	ACC 17.18/ACC 17.18	Chapter 17.18 Modifications – title is updated to “Modifications of Standards/Specifications” in attempt to clarify type of modification.				
64	50/18-22	ACC 17.18.020/ ACC 17.18.020	Amended language to delete existing incorrect reference and updated cross-reference.				
65	52/1-53/7	ACC 17.22/ACC 17.20	Moved Alterations chapter to ACC 17.20 and updated title of chapter from Alterations to Subdivision Alterations.				
66	54/1-55/5	ACC 17.20/ACC 17.22	Moved Vacations chapter to ACC 17.22.				
67	55/8-60/15	None/ACC 17.24	Created a new chapter in Title 17 for binding site plans as an alternative form of land division				
68	60/16-63/42	None/ACC 17.26	Created a new chapter in Title 17 to allow clustering in certain low-density residential zones and require clustering in urban separators				